

## **NOTICE OF PREPARATION DOCUMENTATION**

**DATE:** May 10, 2007

**PROJECT NAME:** Harmony Grove Meadows

**PROJECT NUMBER(S):** GPA 05-004, SP 05-001, R05-007, TM 5430, AD 06-062

**PROJECT APPLICANT:** SunCal Companies  
1250 Corona Pointe Court, Suite 210  
Corona, CA 92878

**ENV. REVIEW NUMBER:** 05-08-013

### **PROJECT DESCRIPTION:**

The proposed project is a 111-acre master planned residential community with minimum lot sizes of 4,200 square feet within a 36-acre portion of the project site. The project consists of no more than 216 single-family residential lots, trail improvements, and open space for recreational and conservation purposes. The project application includes a General Plan Amendment, Specific Plan, Rezone, Tentative Map and Administrative Permit.

**General Plan Amendment:** A General Plan Amendment is being proposed to (1) change the project site's Regional Land Use Category from Estate Development Area ("EDA") to Current Urban Development Area ("CUDA"), and (2) change the site's Land Use Designation from (24) Impact Sensitive and (18) Multiple Rural Use to (21) Specific Plan. The General Plan Amendment also proposes to remove SC1375, Country Club Drive from the Circulation Element of the General Plan.

**Specific Plan:** The Specific Plan proposes the development of a master planned residential community characterized by varied lot sizes. The Specific Plan will establish development standards and will serve as a regulatory document to implement such standards.

**Rezone:** The proposed Rezone will change the project site's current zoning from A70 and RR.25 to S88, Specific Plan.

**Tentative Map:** The Tentative Map proposes the development of a major subdivision consisting of 216 single-family residential lots, along with the creation of a roadway network, trail system, and open space easements.

**Administrative Permit:** The Administrative Permit will permit the establishment of long term ownership and maintenance of common areas, such as the creation of a homeowners association.

### **PROJECT LOCATION:**

The project's 111-acre site is located off of Country Club Drive in the North County Metro Subregional Planning area within the unincorporated portion of the County of San Diego. The site is bounded by the Cities of Escondido and San Marcos in an area known as Harmony Grove. The project site itself is bordered on the south by the City of Escondido.

### **PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a summary of the subject areas to be analyzed in the EIR and the particular issues of concern:

Based on the Initial Study prepared by the County of San Diego Department of Planning and Land Use, dated May 8, 2007, it has been determined that the potentially significant environmental effects that may occur as a result of implementation of the project include: aesthetics, air quality, biological resources, cultural resources, soils, hazards, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. These issues, along with an analysis of project alternatives, cumulative impacts, and potential growth inducement, will be discussed in the EIR for the Harmony Grove Meadows project.

**PUBLIC SCOPING MEETING:**

Consistent with Section 21083.9 of the California Environmental Quality Act, a public scoping meeting will be held to solicit comments for issues to be included in the scope of the EIR. This meeting will be held on Thursday, June 7, 2007 in the Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 beginning at 6:00 pm.

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

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